

*Southern Pine Assoc. - New Orleans
La*

LOW COST HOMES and Summer Cottages¹⁹³⁸



SOUTHERN PINE ASSOCIATION • NEW ORLEANS

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From the collection of:

Jim Draeger

FOREWORD---

- ¶ Home ownership is now within the reach of everyone. No longer is it merely a dream impossible of attainment. Regardless of income, a place to live is an essential, and rent must be included in every family budget. The new FHA (Federal Housing Administration) plan now requires only a small down-payment, and monthly installments equivalent to the rent that would have to be paid anyway.
- ¶ The next important question is: "Can a livable, comfortable and sound home be built at a low cost?" The Southern Pine Association has met this challenge by designing such houses, which are livable, comfortable, economical, sound, and attractive as well. This book shows small homes and summer cottages ranging in price from \$1,000 to \$3,000. The interiors are efficiently arranged, the plans are in good architectural taste, and the specifications require grades and construction features which assure satisfactory performance for a lifetime.
- ¶ No material is better fitted for small home construction than lumber. And, Southern Pine, because of its inherent superior characteristics, is the ideal home building material. Because Southern Pine lumber is the usual choice of experienced builders, its manufacturers are offering these plans to home owners with the realization that architectural services are not always available in the low-cost housing field.

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New Orleans, La.



Plan No. 6001

A VERY small cottage — carefully designed for maximum convenience and livability.

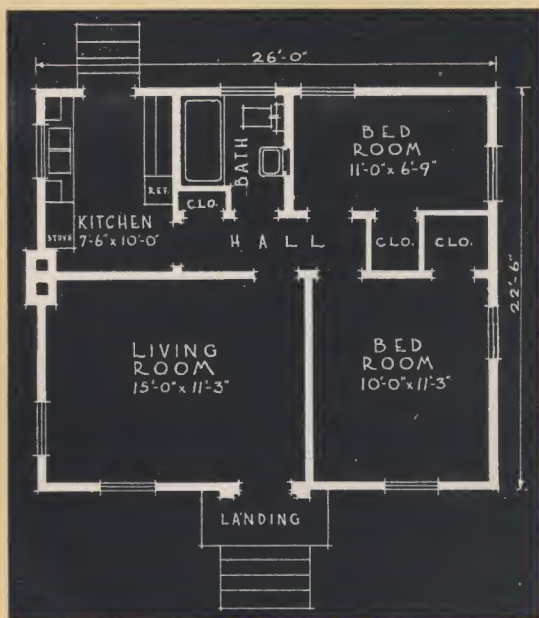
Every door and window is located to provide the greatest economy of space so that furniture can be easily arranged without crowding the "traffic lanes" through the house.

This is a LOW cost house—without sacrificing quality, comfort, or beauty.





Plan No. 6002



- T**HIS house has
- all the beauty of a house costing twice as much to build.
 - all the advantages of properly specified materials.
 - all the safety of correct construction throughout.
 - all the comfort that careful planning can provide.
 - all the possibilities of growing into a larger home without awkward results in its architectural beauty.



Plan No. 6003

A ONE-BEDROOM house—
ideal for newlyweds.

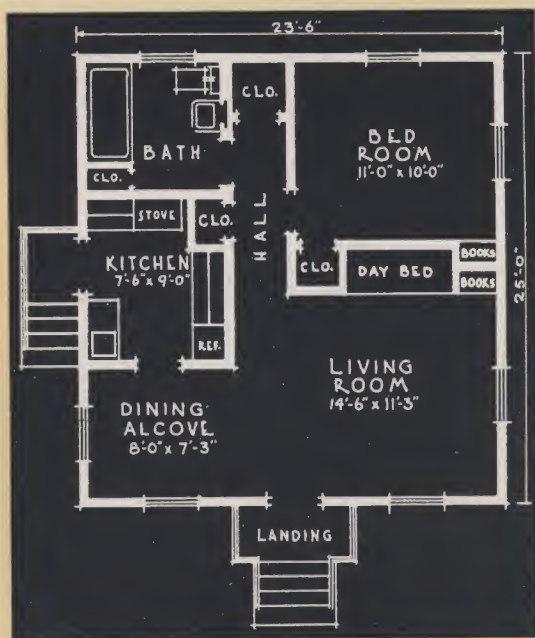
A screened-in porch can
be easily added across the
back or side of the house.

The flue is located in the center
of the house so that one
heating unit in the living room
will heat the entire house.

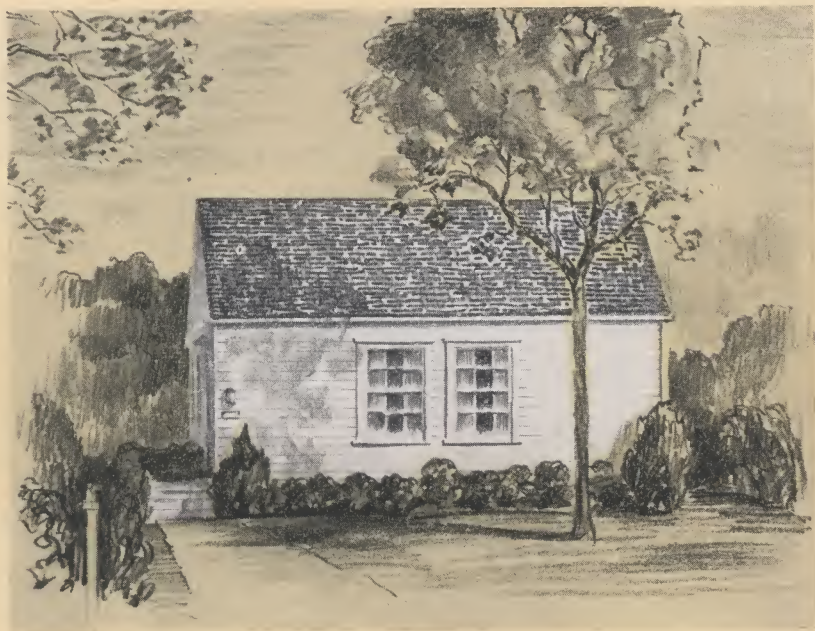




Plan No. 6004



THE above cottage is architecturally characteristic of historic houses in various sections of the country which have stood for more than a century. Today their mellowed and time-tested beauty is a growing pride to their community, and has out-lived a more recent mid-victorian period of residential architecture.

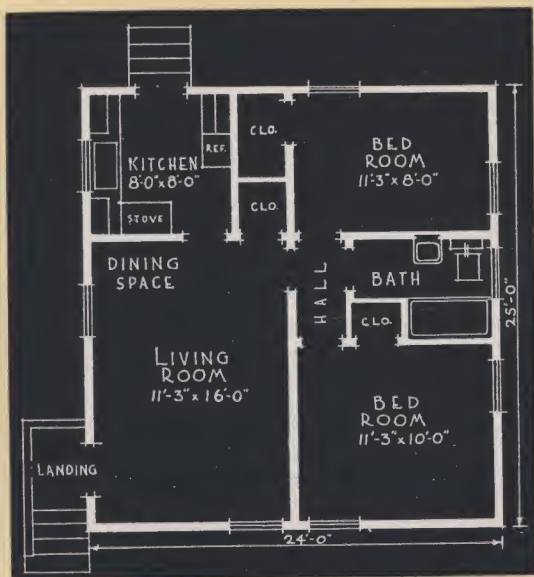


Plan No. 6005

A COMPACT, comfortable plan—utilizing every inch of space.

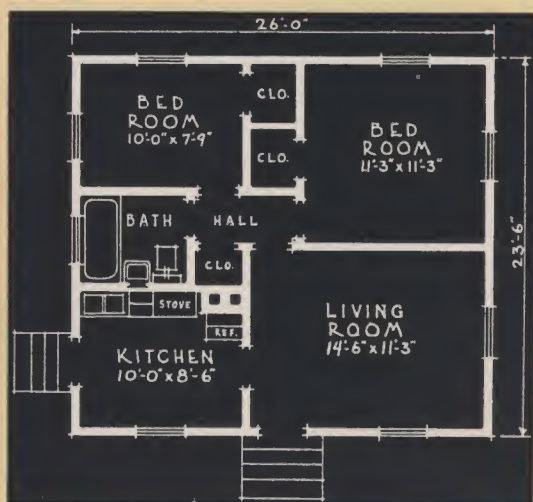
This house demonstrates that a plan can be extremely simple—yet very individual in its character and beauty.

Locations of front door and windows can be easily changed, or a fireplace may be added.





Plan No. 6006



ECONOMY is the watchword of small house design. Economy of construction is affected by the simple square framing with standard length lumber. Also the plumbing of kitchen and bath-room combined into one wall.

Economy of space — by the arrangement of doors for direct, unobstructed routes. Economy of heat — by the central location of chimney.

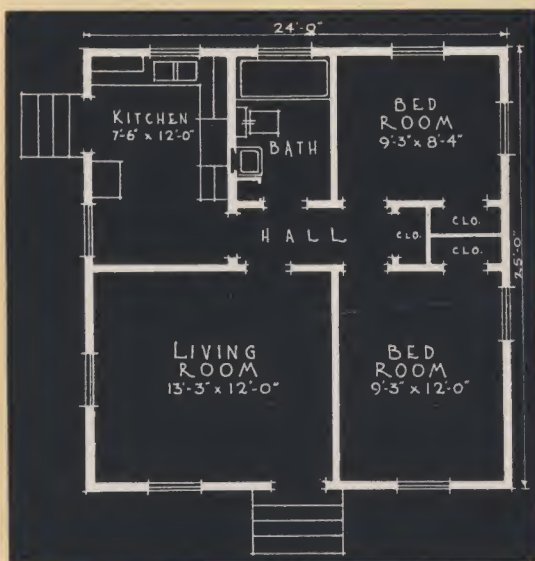


Plan No. 6007

A HOME that needs no future additions to make it complete and charming.

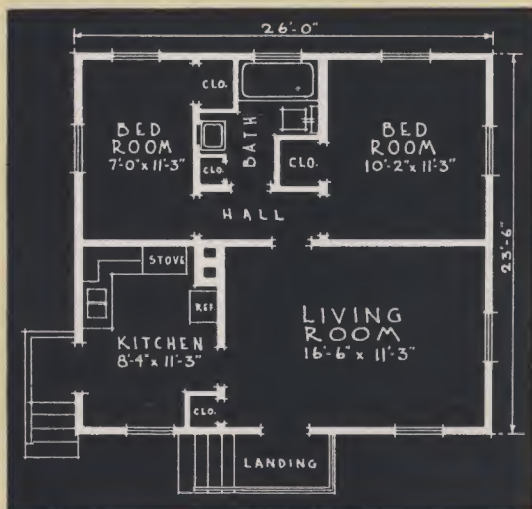
Care should be taken in landscaping to set the house off to its best advantage.

A fireplace can be centered at the end of the house to allow flues for both kitchen and living room.





Plan No. 6008



THIS plan provides greater width to the house than depth — generally an advantage in the exterior appearance because of a more graceful proportion. In other words, it tends to produce a feeling of larger size to the house by accentuating the horizontal lines of the building and shrubbery.



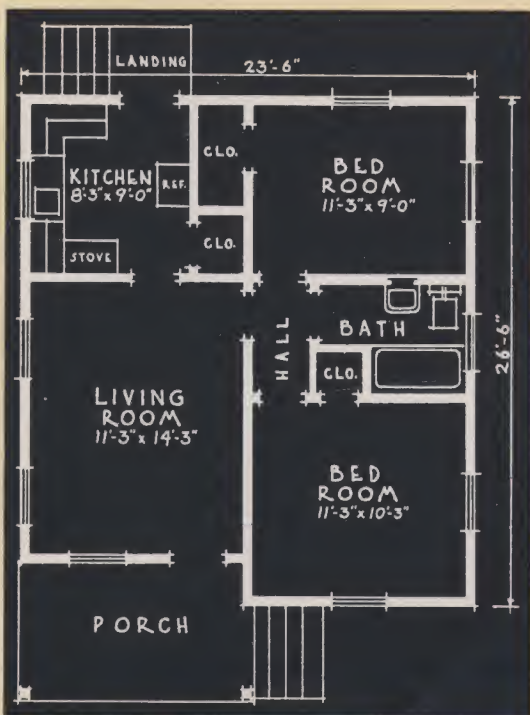
Plan No. 6009

FOR a narrow lot this plan offers some practical advantages.

The width of the house allows ample yard space on both sides.

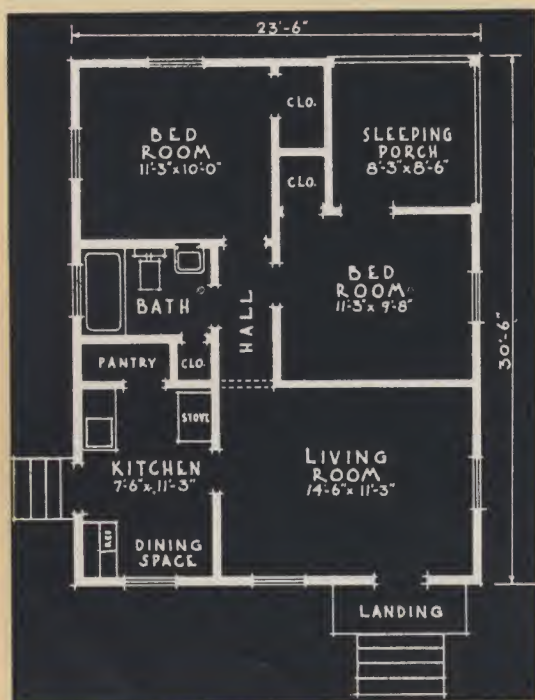
For future expansion the front porch can be converted into added living room space—providing space for a dinette off the kitchen.

A sleeping porch can be added across the rear of the house.





Plan No. 6010



ABUNDANT space for a minimum size house.

A sleeping porch, large pantry, and dining space are generally sacrificed in the very low cost house.

In this, as in other plans shown in this book, a fireplace can be included in the construction of the house if desired.

The working drawings show alternative suggestions for flue locations.

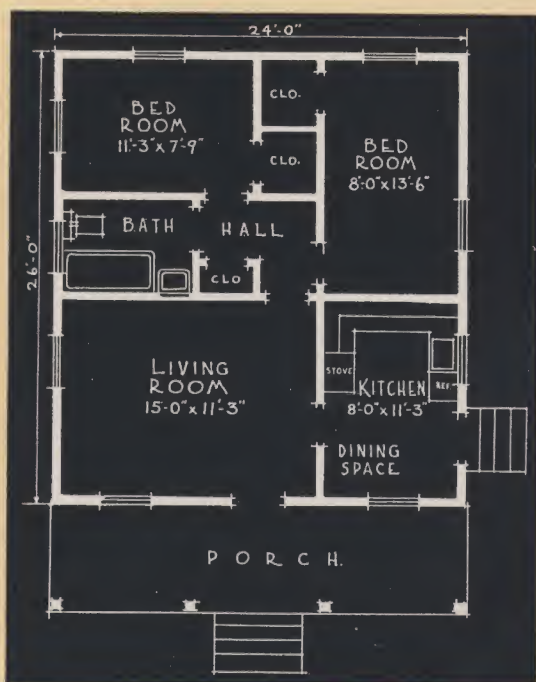


Plan No. 6011

TO MANY families a porch is a major necessity.

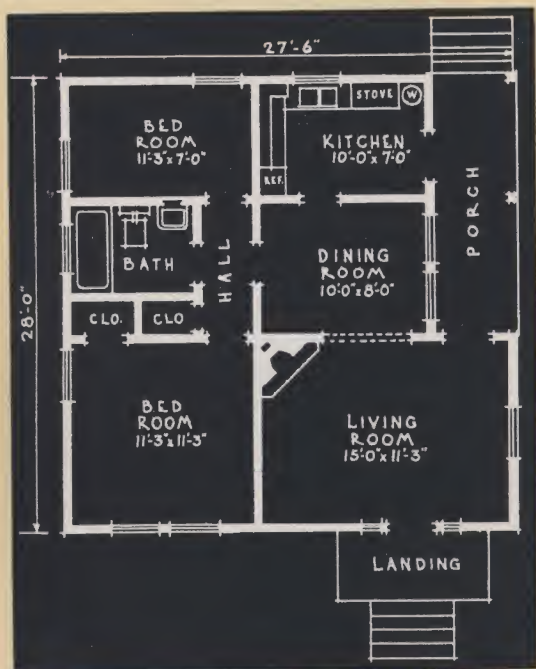
This house offers plenty of porch space and its simplicity of design provides an arresting dignity to the house.

The porch would be equally attractive with a floor laid on the ground. The columns would then extend to the ground and the steps would lead up to the door inside the porch.





Plan No. 6012

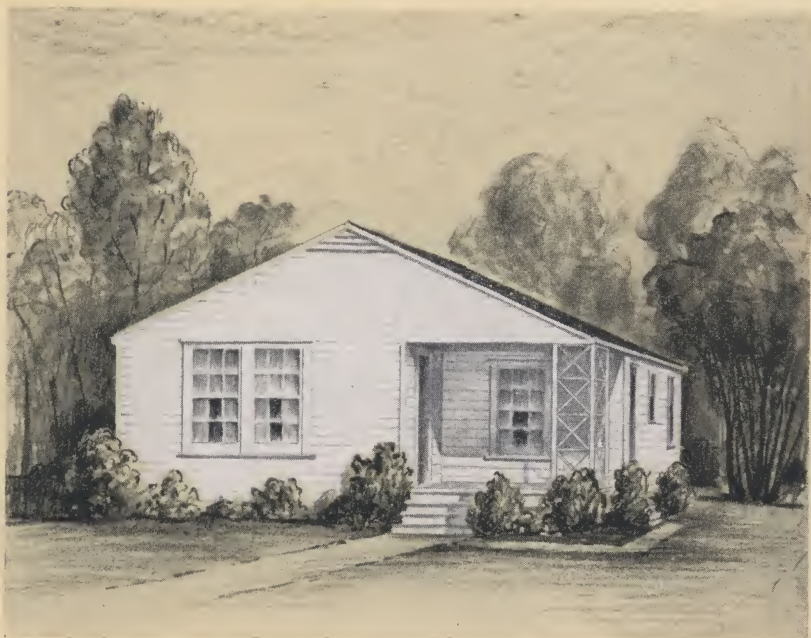


A MODERN house at a very low cost.

This graceful, dignified, architectural style emphasizes a feeling of greater space to both interior and exterior plan of the house.

In colder climates a heating unit can be placed in the dining room and connect with the fireplace flue.

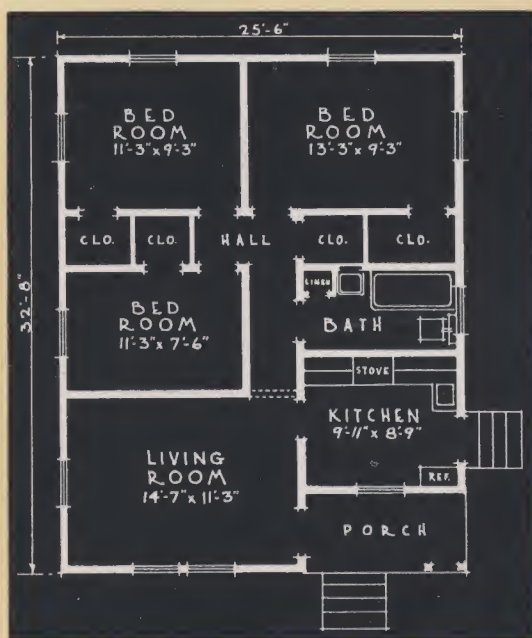
A gable roof would be equally attractive and somewhat less expensive.



Plan No. 6013

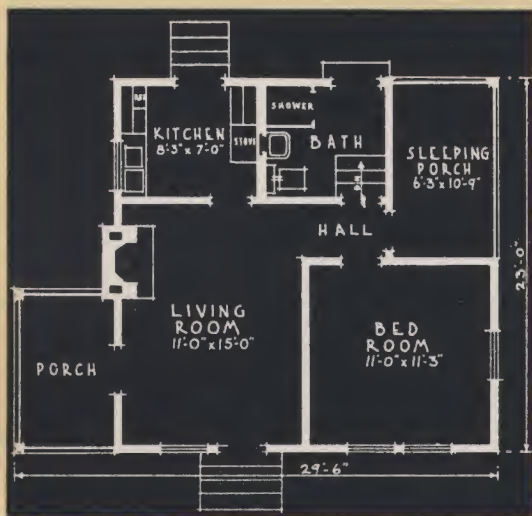
THREE bedrooms, plenty of closet space, and a front porch. The bedrooms are grouped at one end of the house—allowing the living room, kitchen, and bathroom to be conveniently accessible to each other.

When you consider the daily routine of living you will realize how well this plan saves energy and time in walking to and from the most often used rooms.





Plan No. 6014



A SUMMER cottage that "sets well" in a wooded landscape where rugged outdoor living is desired.

This plan specifies Standard Southern Pine Log Cabin Siding which should be stained to natural weathered color.

The stone fireplace is situated to heat the entire house.

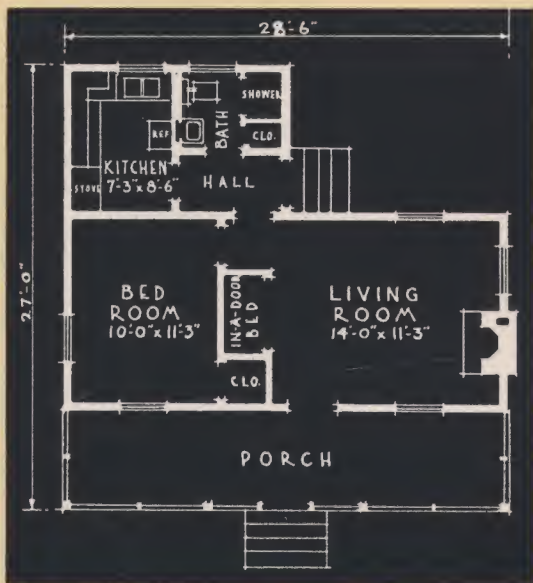
The bath (or shower) room has a cement floor which lays on the ground so that swimmers can enter it from outdoors without tracking sand into the house.



Plan No. 6015

HERE is a small, inexpensive summer cottage that will conveniently accommodate visitors.

The bathroom and kitchen are privately accessible from outdoors as well as from the sleeping quarters indoors.



When You Build Your Home

... insist on the life of a building materials used. sent by the use offset by later replacement costs.

Southern Pine lumber is locally every constant the framework ... of exterior and in delivery of correctly graded and products should be specified certifies that the does not contain scribed standards

Grade-marked lumber is responsible retail in the Eastern half do not have it in it. In considering which may be quality lumber for The cost in the that counts most cheapest insurance costs.

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**SOUTHERN PINE
ASSOCIATION**

New Orleans, La.

It's So Easy To Own Your Home Now

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POSSIBLE MONTHLY COSTS OF FINANCING A HOUSE UNDER THE F. H. A. FINANCING ARRANGEMENT

Approximate Monthly Payments over Period of 25 years	Appraised Value of House and Land	\$1,500.00	\$2,000.00	\$3,000.00	\$4,000.00	\$5,000.00
	Minimum Down Payment or Land Equivalent	*200.00	200.00	300.00	400.00	500.00
	Maximum Mortgage	\$1,300.00	\$1,800.00	\$2,700.00	\$3,600.00	\$4,500.00
	Installment and Interest	\$ 7.61	\$ 10.53	\$ 15.80	\$ 21.06	\$ 26.33
	Mortgage Insurance F. H. A.	.26	.36	.55	.73	.91
	Estimated Taxes	2.50	3.33	5.00	6.66	8.33
	Estimated Fire Insurance	.16	.21	.31	.42	.52
	Approximate Total Monthly Payments	\$ 10.53	\$ 14.43	\$ 21.66	\$ 28.87	\$ 36.09

*Minimum down payment required.

Down payment figured at 10%. Maximum interest 5%. No service charge permitted. Mortgage insurance at $\frac{1}{4}$ of 1% up to \$6000, balance over that, $\frac{1}{2}$ of 1%. Taxes figured at 2% of appraised valuation. (In metropolitan districts it may run as high as $3\frac{1}{2}\%$.) Fire insurance figured at $\frac{1}{6}$ of 1% of 75% of the appraised valuation.



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On many of the plans are shown alternative details for chimney construction.

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SOUTHERN PINE ASSOCIATION
Interstate Bank Building
New Orleans, Louisiana

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